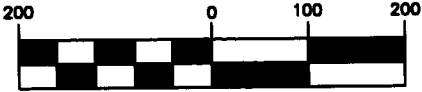


2.815 Acres

VIRGINIA MILITARY SURVEY NO. 3012
CITY OF COLUMBUS,
FRANKLIN COUNTY, OHIO

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

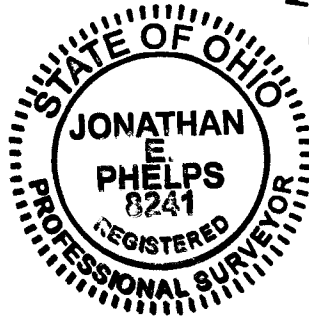
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said Bearings were derived from GPS observation and determine the centerline of Avery Road to have a bearing of N05°27'36"W between FCGS Monument 8855 and FCGS Monument 2221.

This Survey is based on existing records from Franklin County, and from actual field survey work.

ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps 3/22/2021
Jonathan E. Phelps Date
Reg. No. 8241

LINE TABLE		
LINE	DISTANCE	BEARING
L1	60.00'	S05°27'36"E
L2	49.86'	N84°32'24"E
L3	14.07'	S24°01'22"E
L4	103.76'	N63°17'19"W
L5	176.69'	S84°32'19"W



Avery Road Columbus LLC
P.N. 010-265644
I.N. 201205020060718
28.000 Ac.

Havery Run, LLC
010-265649
I.N. 201809190127000
10.841 Ac. (remainder)

Havery Run, LLC
P.N. 010-298469
I.N. 201809190127000
24.492 Acres

Havery Run, LLC
I.N. 201902130017559
P.N. 010-296461
16.474 Acres

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	25°50'18"	952.00'	429.32'	S82°32'26"E	425.69'
C2	3°33'16"	942.00'	58.44'	S67°14'44"E	58.43'
C3	32°10'22"	242.50'	136.17'	N79°22'30"W	134.39'

LEGEND

- Iron Pin Found
- Iron Pipe Found
- ✕ MagNail Found
- ▲ RR Spike Found
- [M] Monument Box
- Iron Pin Set
- ✕ MagNail Set
- △ RR Spike Set

DRAWN BY: JEP JOB NO.: 21-0015-768
DATE: 3/22/2021 CHECKED BY: JEP

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

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